

EAST PROVIDENCE SCHOOL DEPARTMENT

East Providence City Hall – Conference Room 306

145 Taunton Ave

East Providence, Rhode Island 02914

School Committee

Facilities Sub-Committee Meeting

December 4, 2014

6:30 PM

Members Present: Kim Mercer, Superintendent; Linda Dykeman, Deputy Finance Director; Anthony Ferreira, Nate Cahoon, Chrissy Rossi, Peter Barilla, Tony Feola.

Riverside/Waddington Lifts- Paul McCarthy from Garaventa attended – shipping on 12/19/14, at worst 12/29/14; committed to install Tuesday and Wednesday when school closed; will contact inspector regarding installation dates; will make every effort to get it in December 29th and 30th at worst

Kim Mercer – what is the capacity –Paul - 660 pounds; both there at Waddington; one there will not need to be replaced.

Paul – Riverside Middle School – lead time 8-9 weeks; now worst case

2-3 days installation; this one will fold up vertically; explained where drive box would go to keep the stairway completely clear.

Kim Mercer – number of pounds so much more now; it needed to be replaced; does Fire Marshall need to inspect.

Paul – if anything, he will do whatever he can to get the plans to Fire Inspection ahead of time.

Mr. Feola asked about key stations like the ones we have now to keep kids from playing with it.

Paul – key all schools, but ADA wants it ready; he has no problem putting keys at call station.

Kim Mercer – this will go to School Committee on December 9, 2014; as soon as approved will order out; want to do better; we know we need the Fire Marshall; thinks February vacation since the student will not be in school then; best time for installation is when students are not there.

Nate Cahoon – can create a custom color at Riverside Middle School; could put white or any color; can deduct \$1400 for that if not wanted.

Existing Projects

Ben and Dave Bourget from SMMA present to discuss punch lists:

East Providence High School- numerous walk-throughs with Irons; auditorium panels; before Ed left, DePasquale and Irons; Steve agreed to change panels at his cost; agreement at the table, everyone walked away; try to get final dates from Steve to move on; chasing him down. Steve is the President of Irons.

Chrissy Rossi asked about the punch list.

SMMA – there will be one more walk through; Irons working on other projects.

Mr. Feola – wants discs on PA system and CD for training.

SMMA – have been trying to get manuals and warranty.

Mrs. Rossi requested a copy of the punch list; Kim Mercer will send it.

Discussion:

We are holding \$124,000 now for items not completed; we are below this number now according to SMMA. Linda Dykeman adamant about getting lien releases.

Mr. Feola mentioned there are computer cabinets sitting in a closet downstairs; are they part of the punch list items?

Ben stated that this was discussed in 2013 on how to handle cabinets for wiring in the computer lab.

Mrs. Rossi asked SMMA if the chemistry lab has been completed.

SMMA - counters smooth now; SMMA training videos; waiting for information.

Mr. Ferreira – School Committee took a vote instructing Ed to finish punch list; panels were to be done over Christmas vacation; we are

still battling with the contractor.

Kim Mercer – they agreed to do at no charge during Christmas vacation.

Mr. Ferreira – their word worth nothing; three months later, how are we still going with them; we still do not have a date on Christmas vacation behind us; all the painting.

SMMA – trying to do what we can to get it done; frustrating if that is the route.

Mrs. Rossi– asked if enough money to do this work.

SMMA-yes, this is his opportunity to finish job.

Mrs. Rossi – The School Committee wants it done.

SMMA – we would do whatever to hire someone; not here to defend Stephen.

Kim Mercer– will call Farrar about this tomorrow.

Mrs. Rossi– material on site ready.

Mr. Ferreira - he does not want to lose the window; we purchased panels to ensure this work would be done; we took a vote to take out of our budget to buy the panels; just hearing now that SMMA is chasing the contractor.

Kim Mercer - we had both sides painted on panels.

Project Manager Interviews

7:00 – Keough presented; Mark Zawatsky and Derrick Papa, Project Manager

Mr. Parker, Project Manager – boots on the ground person

Mark reviewed information about their company – provided packet –

RFP geared toward construction phase services; that was what was asked for; they have experience working with Burman.

Mr. Cahoon– asked about cost proposal; (it was updated November 18th).

Mr. Cahoon – fully burdened rates; level of effort 14 weeks – based on past projects?

Contractors looked at drawings, second shift, etc . and details – because of experience doing this work; building occupied by different age students; all based on that.

Mr. Cahoon – Overall estimate of level of effort ,time and materials.

Keough– they would be happy to charge however we wish fixed fee/lump sum; break down of hourly rates; they charge for time actually incurred – just being fair. Future work based on past performance – will structure however you want – they work on time card basis – if project drags on further, they would advise and discuss with us. They report on daily, weekly, monthly reports and document with photographs.

Second set of rates, Linda Dykeman will forward; subs call her, checks lien releases, etc.

Company: should not be owner's responsibility; they would request it be referred to the Project Mgr.

Ed from SMMA asked if they had any experience with RIDE construction.

Keough – he is on the Barrington Building Committee and familiar

with CHIPS and Green building.

Mr. Ferreira requested five to six copies for the School Committee to follow along.

Company – not a burden for them, photos also.

Mr. Ferreira asked about time frame or go with 14 weeks.

Company – looked at this; inspection reasonable; company would like to delve in and get questions answered.

Company – educate and communicate; they will validate and report to us; the more information we give them, the better off for all; gold standard.

Kim Mercer asked if they would attend School Committee meetings; they responded that they would.

Mr. Cahoon asked about past performance of contracts; government does that.

Company - RI does not have a mechanism the way MA does.

Mr. Cahoon - the low number gets the bid; at the end do you record how well did the contractor did; do you produce that.

Mr. Keough – uses a score card; MA has one; they will rate; able to provide circumspect performance

Discussion about the increased cost of the project at Orlo.

Keough- can talk about the best way to structure the relationship.

Mr. Cahoon – can you provide a document regarding rates on the 7-8 projects at URI; one at RIC; 2 at RIDOT; they can provide copies.

Mr. Cahoon – provide couple of projects with rate.

Presentation - Strategic Building Solutions

John Whitaker and Charles Roberts (40 years construction experience)

Mr. Cahoon - on overall proposal are prices proposing labor per hour or fixed.

Company open to work out whatever works best; majority of school relationships are “hours not to exceed.” RI – MPA.

Mr. Cahoon - could you provide rates on similar jobs – state and other municipalities.

Company – these are MPA rates in the packet; they proposed \$16,900; thinking \$14,000 now; procurement done.

Charlie – made some assumptions about number, not exact – sure of construction schedule.

Mr. Cahoon – overall report card?

Company – sit with all performance report cards; MA has required ones (report cards) does not mean the low bidder gets the job.

Mr. Cahoon– as we go forward, more efforts on the RFP’s; can take it from beginning; these are the rates.

Mr. Ferreira – five or six copies for all; heard 35 years; proposals; when time to put it together that is where the issues lie.

Company uses Construction observation sheets.

Company – now about \$14,000 initially included procurement.

Whiteknact Roof – one gutter – will get date for that – not pitched

properly; does not drain; Barhy went out on two occasions; ceiling tiles stained; replaced; no further problem.

Mr. Ferreira– has issue with gutters; Capeway – two year warranty – willing to accept if spec sheets on seaming the gutters together. Firestone will not recommend things done on the gutters – his problem accepting \$34,000 with two year warranty; roof 20 years, gutters, 2 years; no specs on how put together.

SMMA will talk to Capeway about standing behind that; more safeguard and guarantee.

Mr. Ferreira – gutter systems all being done differently; gutters should last 20-30 years.

Mr. Ferreira - – has never seen gutters put together that way; he wants the industry standards in writing; water in leaking gutters will freeze; water trapped underneath will pull glue apart, etc.

SMMA – still holding money; willing to have discussion with them.

Mr. Ferreira– if you are using a product to hold up for 7 years; why a 2 year warranty?

Door replacement at Whiteknact, Riverside, and Orlo – Burman

One permit - Columbus drawings formalized project

Mr. Ferreira– please don't tell me doors not ordered.

Ben – AMMA - problems with the contract letter to proceed; they just got letter on Tuesday.

Mr. Ferreira - one and a half months to draw up a contract?

SMMA – told to stop; eight schools, then the number may be cut down.

Mr. Cahoon – on 10/14, the School Committee voted to do three schools (6-8 weeks); they were not going to do drawings etc without contract and order doors.

Mr. Ferreira– voted for it; who authorized job to stop.

Kim Mercer– changed job from 9 schools to 3; don't remember anyone stopping it.

Mr. Ferreira – not acceptable; if he voted for it, it should not have been held up; explained in good faith

SMMA provided owner agreement; SMMA received notice to proceed on Monday.

Kim Mercer– does not think SMMA is where it broke down.

Mr. Cahoon– work was to begin in November.

Mr. Ferreira– wants to get a date on paperwork; asked two project managers about being informed; SMMA picking up piece where OM is not doing; something going wrong; when he approves contract are shop drawings done? Call with bad news is SMMA issue.

Orlo Fire Alarm Upgrade – Burman – notice to proceed received Tuesday – will start to receive shop drawings soon

Mr. Ferreira– can't say 4-5 and then add another step; missing elements; nine weeks maybe; not knowing frustrates the community.

SMMA - communication issues.

Riverside Bike Path Paving- Duarte Company - was paved Saturday; all cleared out

Mr. Ferreira - walk through – no one showed up

SMMA – every other Wednesday, they meet with Kim Mercer, Linda Dykeman, and Peter Barilla.

Current work - calls Irons, punch list; Taber always called.

Mrs. Rossi– every time you have to tell Irons, send emails to Facilities Committee.

SMMA – will be a lot of emails.

Mr. Cahoon will be selecting a Chair of the Facilities Subcommittee.

Payments

Barhy never received authorization to send payment; issues with warranty; Farrar-October

SMMA –outstanding invoices

Mr. Cahoon – vote once when warranty received.

Mr. Ferreira– no issue on roof; hold \$34,000 on the gutters.

No reason to hold money; gutters until rectified.

CTC renovations

Mr. Ferreira never notified even though issues; cannot hold responsible after 3-4 months of school.

Ben – most cosmetic issues brought to acceptable levels.

Mr. Ferreira– does not think anyone went back to see if done

Why SMMA not paid for work done three months ago

Mrs. Rossi – Farrar should be cut off; he should be here for every meeting

Door hinges – final payments - \$2006.40; outside 205 hinges; one has filler in it

SMMA - time goes by; have Taber there more often; we are being held up because things are not getting done.

Mr. Ferreira– after walk through and project done; if all approve, the bill can be paid.

Mr. Feola – right hinge or not; figure out; finish little things; SMMA will send all five punch list

SMMA just needs to execute – Mark St. George and Ed did a walk through.

Mrs. Rossi– waste SMMA time – architects did their job; nobody in charge of it; this is under Farrar's contract

Mr. Cahoon – Orlo upgrade and egress door – wanted better idea of estimates; how do we know others will not triple.

SMMA – more frames; security upgrades done.

Mr. Cahoon– email us about doors; fire alarms; this is what happened; fire alarm just \$273,000 approved; looks like recurring.

SMMA – needs to get to bottom of what we did

Mr. Ferreira - set with Whiteknact

SMMA – provide information on Orlo upgrade and egress door repair

SMMA – bids on Waddington bathroom and RMS ramp

SMMA – strengthen bid forms and not just low price

SMMA – Kim Mercer added- look at doors at the high school.

Prioritization

Mr. Cahoon – big list to be done; start with top five list; know what working on; know future; start replacing .

Kim Mercer– Whiteknact, High School and Oldham univents.

SMMA –takes over two months to order; long lead item; takes time to get fabricated; move quickly to order them; pick the worst schools.

Mrs. Rossi– no one checked baseline CO2 this year.

Orlo down three and Whiteknact filters have not been installed; filters from August still there

Kim Mercer– one door caulking at Riverside Middle School.

Mr. Ferreira – ask about it (asbestos) caulking now.

Mr. Cahoon– Hennessey parents concerned about multiple broken tiles; looks like fall in AHERA spot report.

Kim Mercer– Vortex reported it was nothing to be concerned about; she wants in writing; if received tomorrow, she will bring it to the school.

Mr. Barilla – if a lot need abatement; can fix few (3) tiles.

Mr. Cahoon – absent replacing every tile, is it possible to do air quality testing.

Kim Mercer – can measure CO2 , not asbestos.

Mr. Cahoon– see what report says at Orlo.

Mr. Ferreira – need to look at something different; not duct tape; stay on top of cracks by working on them at night.

Mr. Cahoon - #2 priority; get report; easy fix

Mr. Cahoon– sidewalk around Riverside Middle School.

Kim Mercer – really should be done in the spring.

SMMA – little less costly; maybe makes sense to handle as a package.

Mr. Ferreira– why go outside; we have personnel in the city; need to get an analysis of overtime; maybe \$5-6 thousand; have to start

looking there; that is what he wants to focus on.

Kim Mercer– should go to bid for price of auditorium seats; may get someone local.

Mrs. Rossi– find out price of chairs; check Ottone on Forbes Street.

Kim Mercer– State Fire Marshall still needs to catch up.

Mr. Cahoon – which ones are in the worst shape.

SMMA – Francis, Hennessey and Orlo – will talk to Fire Marshall about which ones first.

Mr. Cahoon– Hennessey is the biggest.

SMA – better price to do them all.

Mr. Cahoon– will update list tonight.

Mr. Cahoon – School Committee will vote on the project manager at the next meeting.

Next Subcommittee Meeting will be held on December 22, 2014 at 6:30.

Meeting adjourned.

Respectfully submitted,

Patricia A. Iannelli, Administrative Assistant